168.0	0008	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,051,600 / 1,051,600
					USE VALUE:	1,051,600 / 1,051,600
					ASSESSED:	1,051,600 / 1,051,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEDROS ADAM S
Owner 2:	BROWN JENNIFER S
Owner 3:	
Street 1:	159 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHENKEL ALBERT F--ETAL -
Owner 2:	C/O COVENANT CHURCH -
Street 1:	9 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,738 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 3029 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8738.000	574,100		477,500	1,051,600
Total Card	0.201	574,100		477,500	1,051,600
Total Parcel	0.201	574,100		477,500	1,051,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.20 | /Parcel: 347.2

Legal Description

User Acct 111694

GIS Ref

GIS Ref

Insp Date 08/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	574,100	0	8,738.	477,500	1,051,600	1,051,600	Year End Roll	12/18/2019
2019	101	FV	442,400	0	8,738.	477,500	919,900	919,900	Year End Roll	1/3/2019
2018	101	FV	442,400	0	8,738.	402,500	844,900	844,900	Year End Roll	12/20/2017
2017	101	FV	442,400	0	8,738.	368,400	810,800	810,800	Year End Roll	1/3/2017
2016	101	FV	442,400	0	8,738.	313,800	756,200	756,200	Year End	1/4/2016
2015	101	FV	418,100	0	8,738.	272,900	691,000	691,000	Year End Roll	12/11/2014
2014	101	FV	380,100	0	8,738.	252,400	632,500	632,500	Year End Roll	12/16/2013
2013	101	FV	380,100	0	8,738.	240,100	620,200	620,200		12/13/2012

!13040!

PRINT

Date	Time
12/11/20	03:03:11

LAST REV

Date	Time
08/30/18	11:53:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13040

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHENKEL ALBERT	1256-11		7/31/2002		411,000	No	No		
	16086-537		4/1/1985		139,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2018	399	Heat App	10,000	C				
2/15/2013	209	Solar Pa	21,830					
9/9/2008	1016	Addition	325,000	C		G10	GR FY10	REAR ADD, 2ND FLR
11/17/2003	987	New Wind	1,314					
11/15/2002	959	New Wind	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
4/9/2014	Measured	PC	PHIL C
6/17/2009	Info Fm Prmt	BR	B Rossignol
12/18/2008	Measured	189	PATRIOT
10/26/2002	MLS	MM	Mary M
2/14/2000	Inspected	263	PATRIOT
12/20/1999	Measured	264	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	111694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8738		Sq. Ft.	Site		0	70.	0.78	7									477,498						477,500	

Total AC/HA: 0.20060 | Total SF/SM: 8738 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 477,498 | Spl Credit | Total: 477,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11113298
Const Adj.:	0.98745072
Adj $ / SQ:	142.635
Other Features:	108343
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583397
Depreciation:	9334
Depreciated Total:	574062

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

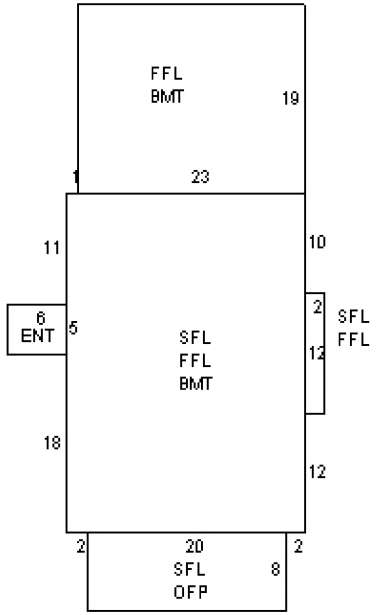
No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.90
Special Features:	0	Val/Su Net:	154.33
Final Total:	574100	Val/Su SzAd	252.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,277	142.630	182,144
BMT	Basement	1,253	73.600	92,220
SFL	Second Floor	1,000	142.630	142,635
OFP	Open Porch	160	26.480	4,236
ENT	ENTRY	30	26.070	782

Net Sketched Area:	3,720			Total:	422,017
Size Ad	2277	Gross Are	3720	FinArea	3029

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0008-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12 X 8	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	